

**CARMEL/CLAY TECHNICAL ADVISORY COMMITTEE  
MEETING  
January 16, 2002  
9:00 a.m.**

Members present:

Jon Dobosiewicz – Carmel DOCS  
John South – Ham. Co. Soil & Water  
Jim Blanchard – Deputy Bldg. Comm.  
Dick Hill – Carmel Engineering  
Steve Cash – Ham. Co. Surveyors

Laurence Lillig – DOCS  
Scott Brewer – Carmel Urban Forester  
Mike McBride – Carmel Engineering  
Jim Foster – Carmel Fire Dept.  
Tom Ordway – Cinergy PSI

**Lot 1 of Merchants' Pointe, Forum Credit Union (Construction Plans)**

Petitioner seeks Architectural Design, Lighting Landscaping & Signage for a Financial Institution. The site is located at 2359 East 116<sup>th</sup> Street. The site is zone B-8/Business. Filed by James J. Nelson of Nelson & Frankenberger for Forum Credit Union.

Jim Nelson presented the case. He introduced Corrie Meyer, Weihe Engineers Inc., Williams Combs, Brown Day Mullins Dierdorf, Jim Shinaver, Nelson & Frankenberger, and Adam Miller and Tom Marten, Marten Construction Management. Forum Credit Union wishes to construct a financial institution on the final lot of Merchants' Pointe. Plans have been provided for Lot 1. The site is at the intersection of 116<sup>th</sup> Street and Pointe Parkway.

Scott Brewer has not written a letter. He suggested a substitute for the red maple shade trees because they do not do well in parking lot situations. Corrie Meyer agreed.

Dick Hill stated Board of Public Works approval and water and sewer connection fees are required. Mr. Hill's letter lists other Engineering Department requirements. He also asked for drainage calcs and/or a summary of how Lot 1 fits into the overall Merchant's Pointe master plan. The petitioner must provide drainage design information including elevations, pipes, lengths, and slopes. The crosswalk on sheet C2 must be indicated. The right of way lines, easements, and street names should be included on all sheets. The existing and proposed edge of pavement of 116 Street needs to be indicated. Plans must identify all storm, sanitary, and water installations as existing or proposed. Plan note # 10 must clarify whether the new proposed pavement meets with existing or future pavement. Mr. Hill does not know what "disturbed topography – not current" means. This must be clarified. The contours should be included. A Consent to Encroach agreement will be required for improvements within the drainage, utility and sewer easement. Dick Hill would like a written response to his comments.

John South sent a satisfactory letter regarding erosion control.

Jim Blanchard stated a presubmittal meeting would be held with his department after BZA and PC approval is obtained.

Jim Foster attended the meeting for Gary Hoyt. The Fire Department had no comment.

Jon Dobosiewicz wants the photo metric expanded to include property line identification. His concern involves 116<sup>th</sup> Street and how it directs closer to the right of way. Laurence Lillig needs a cut sheet of the fixtures to be used. DOCS recommends a flat lens, shoe box type. The 25-foot pole height indicated on the plans is too high. He recommended a shorter pole height. William Combs stated this was not a prototype building. Jon Dobosiewicz suggested bringing building material samples to the Plan Commission meeting.

#### **Settlers Ridge at Haverstick, Section 2B (Secondary Plat)**

The site is located northwest of East 131<sup>st</sup> Street and River Road. The site is zoned S-1/residence.

Filed by Edward E. Fleming for Stoeppelwerth & Associates for Centex Homes.

Tom Kutz, Centex, provided information about the proposed secondary plat. There will be 13 lots on 5.2 acres. It is zoned S1 and is an extension of Section 2A of the Settlers Ridge development. Rodney Muller and Sean Sullivan, Centex, and Ed Fleming, Stoeppelwerth & Associates, were also in attendance.

Scott Brewer did not receive landscape plans. Rod Muller said there would be an individual landscape package for each home. The majority of their common area landscaping is within the main boulevard that runs through the site. Additionally, there is a 20-foot, wooded strip at the west property line. The fence rows will be preserved. The Cluster Zoning Ordinance went into effect in 1994. This is standard in Centex's Covenants and Restrictions. Mr. Brewer requested protection fencing. There should be a note to further protect the site included in the construction plans. Laurence Lillig stated this area is noted as a drainage easement. Mr. Kutz responded it was outside the common area and the swale is at the rear of the lot line. Mr. Brewer noted the site development plan does not show drainage easements in the common area. They are shown on the secondary plat. Tom Kutz said he could move that but asked Dick Hill if he has concerns. Mr. Hill will review the matter. Mike McBride clarified there is an existing tree line along the west edge. Scott Brewer wants to preserve it. If the area is depicted as "drainage", then construction activity can occur. Mike McBride wants to see an easement labeled there. He hopes it will be away from the trees. Tom Kutz stated the trees are on the property line. There is a 15-foot distance between the existing trees and the rear yard swale. Laurence Lillig requested it be increased to 15 feet where it abuts the common area at Lot 48 and along the west edge of Lots 41 to 47. Jon Dobosiewicz believes the center of the swale is identified by the "line-dash-dash". Mr. Kutz indicated

that is correct. Tom Kutz will not disturb the trees, as they are 15 feet away. Mr. Dobosiewicz stated a problem exists if the common area is not identified as a variable drainage easement. He suggested moving it five feet. Ed Fleming said it would have to be labeled as an "SE" because there is a storm sewer in that common area. Lots 49 through 53 back up to lots in Section 3. There is no common area between them. Tom Kutz stated there is a five-foot canopy on that tree line. Then, there is a distance of 15 feet to the centerline of the swale. The swale is, on average, two feet deep. Scott Brewer was concerned about root disturbance. Any distance would help. The collection roots, the feeder roots, are only 12-18 inches from the top. Tom Kutz will move the swale five feet into the lot, making the easement 15 feet in width. They will be 14 feet away from the drip line of the trees. Scott Brewer stated that is a significant improvement. Tom Kutz inquired if the storm sewer was okay in the location of Lots 47 and 48. Mr. Brewer responded the probability of moving the storm sewer for these trees was pretty small. He will not ask Tom Kutz to move the storm sewer as the expense would be great. Tom Kutz stated it was possible to move the storm sewer five feet to the south. This would keep the common area from being a drainage easement with a 12-inch pipe, the beginning of a run. There is farmland to the north. Earlham College owns that property

Steve Cash stated the lots are within the watershed of the Elizabeth Warren Regulated Drain. An outlet request is needed. The fee will be \$150.

Mike McBride stated a letter was sent to Ed Fleming. He reviewed the comments regarding storm sewer and drainage. There is a discrepancy on the drainage calcs in the lot numbering scheme. This is different from previous submittals. For the sake of clarity, correction is needed. Tom Kutz explained the plat has been amended; it was reduced by three lots and the numbering changed. Mr. McBride needs the lot numbers of the existing section and neighboring areas. The storm sewer is shown to discharge to the east and flow to the retention pond in the area. Engineering would like to see that the discharge goes into a defined swale. The slope is good. Tom Kutz said it opens at the base of the hill to a short section of trees, then to a grassy area and a swale into the lake. If there is a swale, it needs to be shown on the plans. Otherwise, a swale must be established. It appears to be a 10 percent slope. Some erosion protection is necessary. Tom Kutz will indicate slope, swale, and the cross section into the pond. The pipe sizes and slopes are on the profiles but not on the plans. Mr. McBride also needs the length and material. It would help to have the flow arrows on the plan sheets. This needs to be indicated in the area of the storm sewer line and the proposed area. It is important not to create any big problems for the installation of the sewer line. The elevations are required where the petitioner will tie new streets into existing. The drainage calcs should show a summarization of how the drainage for this site ties into the overall plan. The calcs seem to be a repeat of what was submitted in the past. It will be easier to review if the petitioner indicates how this fits into the complete project. Tom Kutz stated the discharge of the storm sewer goes into a common area/drainage easement. It is recorded with Settlers Ridge Section 1 as common area and easement. Mike McBride asked him to label this on the plans. An easement will be required. Mr. Kutz stated Section 3 has not been taken yet; but it is under contract. They will contact the current owner; it is not a problem. Mike McBride needs a note on the plans describing, at north end of the street,

the kind of temporary controls for road blockage, signage, drainage and erosion control to be provided. Tom Kutz will put up a permanent barricade with an "End of Road" sign. Mike McBride said that was acceptable. Mr. McBride asked Mr. Kutz to address their comments in a letter to Engineering along with their revised submittal.

John South sent a letter. He is concerned with storm water runoff going to the northwest. Tom Kutz responded they are not running any water there. It is all being collected in the rear yard swale. Currently, the water goes northwest. Mr. Kutz said they have mass graded that field and built the rear yard swales for Section 3. When they construct the storm sewer, it will collect in there and be transported to the lake. John South asked for an existing topo. Tom Kutz can provide the development plan that shows the existing grade. An NOI has been submitted. Section 3 has not received secondary plat approval. John South will reconsider their idea; the erosion control plan should also be reviewed. A unique sequence for the site is necessary. Contractor maintenance must be described in full detail. These guidelines are stated in the Indiana handbook. This must be indicated on their plans.

Jim Blanchard had no comment.

Jim Foster indicated Gary Hoyt wrote a letter on this project. Lots 48 and 49 need an emergency turn around. A stone surface is acceptable. Mr. Foster believes Sourwood Lane will connect into an existing street. Mr. Kutz indicated that was correct.

Jon Dobosiewicz directed his comments toward the primary plat. At the intersection of Tanbark and Sourwood, the petitioner needs to pin the tangent on the radius of the curves. Addresses should be removed from the plats. Tom Kutz agreed to do so. Mike Hollibaugh's name needs to be added to the Certification. On Page 1, "this instrument prepared by" should be change to "surveyor". "Developed by" should be changed to "Owner/Subdivider". Docket number 11-94 PP must be added. A secondary plat docket number will be assigned soon. A key map must be added to page 1. It will be the same key as found on the face of the construction plans. The deed number should reflect the source of the title. Laurence Lillig believes Haverstick is platted as a cluster subdivision. The ordinance number is Z-201. Indicating this will help the Carmel inspectors during their review. The dimension must be indicated at the southwest corner of the plat in Common Area 3. Ed Fleming stated the storm sewer would be moved. Mr. Lillig thinks the west line of the subdivision falls into the quarter section and the east and west addresses look out of range. He wondered if Bill Akers is just making up for the mistake of a predecessor. It cannot be fixed now. He will speak with Bill Akers. The range should be between 5060 and 6300. Numbers appear to be a quarter mile off. Mr. Lillig reinforced the previous suggestion to remove addresses on the plat.

### **The Townhomes at Hazel Dell (Primary Plat)**

Petitioner seeks approval to plat a ninety-nine-lot subdivision on 23.95 acres. The site is located northwest of East 116<sup>th</sup> Street and Hazel Dell Parkway. The site is zoned R2/Residence.

Keith Lash, Schneider Corporation, introduced Ken Brassier and Paul Rioux, Platinum Properties, and Jim Nelson, Nelson & Frankenberger. Mr. Lash explained the primary plat that has been filed for the 24-acre parcel. It will contain 99 townhome units. They will be very similar to the town homes being built by Ryland at the City Center. The site is located at the northwest corner of 116<sup>th</sup> and Hazel Dell Parkway. The project was filed formerly by Mark Stout as the Hazel Dell Ponds. That proposal was under review for approximately one year. Platinum Property has acquired ownership. The project was heard informally by subcommittee this month and at the Plan Commission last night. The project will be heard again by the subcommittee in February. Mr. Lash has received some comments from TAC members. There were no huge concerns. Their expectation is to gather comments today, meet with individuals as needed, and address issues in the next two weeks before returning to subcommittee.

Scott Brewer met the other day with petitioners. Most of his comments were shared with them. Keith Lash will revise the plan. He requested a written response from Mr. Brewer.

Steve Cash stated this project does not impact a county drain.

Dick Hill understands this project will be heard again as a secondary plat and will return to TAC if significant modifications are made. Mr. Hill referenced the Engineering Department letter. At least two approvals will be required by the Board of Public Works. Information regarding a commercial curb cut is needed. One will align with the future park site and the other with Brighton Woods. Jon Dobosiewicz suggested a meeting with the Park Department. He needs some correspondence to confirm that the Founders Park location is acceptable for a cut. Mr. Hill believes the streets and storm sewers will be private. Mike McBride will comment after he has seen the changes. Jon Dobosiewicz will require a stub street from Lake Forest into the cul de sac. Mr. Hill wants to have that right of way dedicated.

John South stated his comments are redundant from previous projects. He recommends soil borings. A plan is needed to deal with the pond, fluctuating water levels, and the impact of other developments and their own property. The banks need to be safe, stable, and free from soil erosion. Mr. South requested a typical cross section of what they propose to do. The plan does not show a drainage outlet for the existing pond. The petitioner responded they would tie into the Hazel Dell storm sewer system or connect to Lake Forest. Paul Rioux stated homeowners have requested the water be redirected to them. They want water. Mr. South is concerned that a big flush of water would temporarily raise but not sustain the water level. He wants the petitioner to consider these implications. This might be a win/win situation. Keith Lash said the aquifer has much greater flow capacity. Mr. South stated a 404 Water Quality Permit might be needed. A description is needed for the intended would own the six western most acres

of open space. The land will stay in its natural state except for the cul de sac and drainage and utility easements. The old gravel road will be torn out, junk will be removed, and grass and wild flower seeds will be sown. There is a foundation and chimney. They need to be removed. Keith Lash stated a three-foot high retaining wall would be constructed. They will get a higher mound.

Jim Blanchard asked the petitioner to contact him after final approval has been granted. The permitting process takes two to three days.

Jim Foster referred to the letter written by Gary Hoyt on January 10, 2002. The cul de sac to the north extends beyond the permitted length. Keith Lash will install grass pavers and breakaway bollards. The location of hydrants is needed. Since these are private streets, there is no provision to keep people from parking on them. However, the streets are only 20 feet wide at intersections. Mr. Foster is concerned about turning fire equipment. He asked if the subdivision covenants could prohibit street parking. Jon Dobosiewicz wants a 36-foot wide cut onto Hazel Dell Parkway. The individual units are divided by walls. There will be brick fronts and some brick sides for those units exposed to Hazel Dell Parkway. The buildings are three stories tall. There are no sprinkler systems. Documentation for adequate turning radii was given to the petitioner. Keith Lash will work with this.

Jon Dobosiewicz directed the petitioner to meet with the Parks Department to address the location of the second driveway cut. It will be a full cut unto Hazel Dell Parkway. A meeting is required to discuss architecture of the buildings; landscaping was discussed earlier this week. Keith Lash previously stated plans would be amended to add grass pavers and breakaway bollards to provide more access to the cul de sac in Lake Forest. There must be 20 feet of driveable surface. He would like to work on the width of the drive between the two cuts because of additional traffic anticipated. There is no potential that these streets will be petitioned for acceptance into the City. Mr. Dobosiewicz does not think the City will ever be asked to maintain the streets. He asked the petitioner to address, in writing for the committee members, any plans for improvements to the common areas. A total of 38 additional parking spaces are required. At the meeting last night, a request was made for a cross section to illustrate views from Lake Forest into the site. These should be prepared for the committee meeting on February 5<sup>th</sup>. Laurence Lillig thinks the secondary plat will divide the buildings into separate blocks. An access easement will be required for the dedicated street. It should be dedicated to the public on the secondary plat. The same disclaimer used for Mayflower Park, that forgoes the right to petition for those to become private streets, can be written for this instance. Mr. Lillig will provide the language and speak with Engineering to see how it is handled. He understands the parking areas and the private street will be curbed. The homeowners of Lake Forest have asked the petitioner to participate in the maintenance of the berm fence. No decision has been reached. Paul Rioux estimates the fence is eight or ten feet tall. Laurence Lillig stated it is a violation of the fence ordinance as it exceeds the height allowed. Fence height is calculated from grade. The Department is not interested in pursuing this, but Lake Forest can contact the City if they wish to explore the matter. Jim Nelson recalled Lake Forest was approved under the Cluster Option. It was the first

amendment to the Ordinance before it was appealed in July, 1994. The Fire Department suggested prohibiting “on street” parking. At last night’s meeting, a property owner to the south mentioned a well problem. Mr. Lillig suggested the property owners along 116<sup>th</sup> Street be offered connection to City water. This might alleviate concerns about their wells. There is a lost triangle, or parcel of ground on the northeast corner of this property, that belongs to Ray Roehling’s Brighton Woods Subdivision. Mr. Lillig suggested acquiring it. By itself, the land cannot be developed.

The meeting adjourned at 10:38 a.m.